15. Alternatives

The California Environmental Quality Act guidelines (1992) give the following description of what should be included in the Alternatives section of an EIR (Section 15126):

> (d) Alternatives to the Proposed Action. Describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives.
>
> (1) If there is a specific proposed project or a preferred alternative, explain why the other alternatives were rejected in favor of the proposal if they were considered in developing the proposal.
>
> (2) The specific alternative of "no project" shall also be evaluated along with the impact. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.
>
> (3) The discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.
>
> (4) If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed but in less detail than the significant effects of the project as proposed. (County of Inyo v. City of Los Angeles, 124 Cal. App. 3d 1.)
>
> (5) The range of alternatives required in an EIR is governed by "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision-making and informed public participation. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. (Residents Ad Hoc Stadium Committee v Board of Trustees, (1979) 89 Cal. App. 3d 274).

The first requirement above, (d-1) is for a description of any alternatives which were considered but rejected in creating the project. The City considered Alternatives "1" through "3" (as well as the Existing Plan) before formulating the Proposed Plan.

The Proposed Plan is was selected in comparison to these alternatives because it combines a reasonable amount of development potential with a relatively compact urban form.

The second alternatives requirement (d-2) is for consideration of the "no project" alternative. In this case, since the project being considered is adoption of the updated General Plan, the No Project scenario would be no action on the updated Plan and continued development under the Existing Plan; however, discussion of a No Project/No Development Alternative is also included to provide a sense of the base-line condition.

In response to requirements d-3 and d-4, three additional alternatives have been formulated one in an attempt to eliminate significant effects on the environment, two others to compare impacts of using the County Plan within the full Sphere of Influence alone. The nine alternatives evaluated are shown on the Table 15-1 following and described at the beginning of each evaluation.

Table 15-2
KEY AREAS OF DIFFERING LAND USE DESIGNATIONS
(See Figure 15-1 for locations)

	Area	No Project No Dev	No Project Existing Plan	1	2	3	4 (mitigated)	5 (Cnty desig only in Sphere)	6 (Cnty Plan in Full Sphere)	7 Proposed Plan
Proposed Sphere of Influence Additions	1. East Bell Road Corridor	Rural Resid + Grazing	2.3-4.6 acre lots	2 acres	1 acre	1 acre	2 ac lots	2.3-4.6 ac + 2-5 du/ac + OS	2.3-4.6 ac + 2.5 du/ac + OS	2 acres
	2. Bowman	Rural Res, Orchard, Sch, Com-Ag	2.3-4.6 acre lots	OS + 4 du/ac	OS + 4 du/ac	OS + 4 du/ac	Ag	2.3-4.6 ac + MU	2.3-4.6 + MU	Ag
	3. East of Rock Creek Reservoir	Grazing	2.3-4.6 acre lots	OS + 2 acre	OS + 1 acre	Ind + 1 acre	OS*	OS/BP	OS/BP	Ind + 2 acres
	4. Mt. Vernon Area	Rural Res	4.6-10 acre lots	3 du/ac + 3-5 acre lots	4 du/ac + 3-5 acre lots	4 du/ac + 3-5 acre lots	2 acre lots*	2.3-4.6 acres	2.3-4.6 acres	1 acre
	5. Dry Creek Area	Rural Ag-Residential	2.3-4.6 acre lots	2 acre lots	2 acre lots	2 acre lots	2 acre lots	OS	OS	2 acre lots
	6. North of Sylvan Vista	Largely Undeveloped	2.3-4.6 acre lots	2 acre lots	2 acre lots	1 acre lots	2 acre lots* + CD-OSP	2.3-4.6 acres + 10 acre lots	2.3-4.6 + 4.6-10 acre lots	1 acre lots
	7. East of Airport	Grazing	2.3-4.6 acre lots	Ind + 2 acre lots	Ind + 2 acre lots	Ind + 2 acre lots	OSP	4.6-10 acre lots	4.6-10 acre lots	2 acre lots-CD
Existing Sphere of Influence (8-15)	8. North of Bell and Dewitt	Largely Rural Res	1 acre	1 acres	4 du/ac	4 du/ac	1 acre + 4 du/ac	Same as prop 1 ac lots + 4 du/ac in dev areas	MU	1 ac + some 4 du/ac in each of exist dev
	9. Dewitt Center	Government offices, apartments	2-5 du/ac Ind, Public	PQP	PQP	PQP	MU, No Com (office/ res only)	MU (allows Commercial)	MU (allows Commercial)	MU (prohibts Commercial)
	10. Edgewood Area	Suburban res - Not fully infilled	2-4 du/ac + .4-2.3 acre lots	4 du/ac + 10 du/ac	4 du/ac + 10 du/ac	4 du/ac + 10 du/ac	10 du/ac	Same as Proposed 10 du/ac	2-5 du/ac + .9-2.3 ac lots	10 du/ac

* Relates to significant, unmitigatable impact or a land use density change recommended in the text of the EIR to mitigate impacts.

Table 15-2 (Cont.)
KEY AREAS OF DIFFERING LAND USE DESIGNATIONS

	Area	No Project No Dev	No Project Existing Plan	1	2	3	4 (mitigated)	5 (Cnty desig only in Sphere)	6 (Cnty Plan in Full Sphere)	7 Proposed Plan
Existing Sphere of Influence (8-15)	11 . Remainder of Rock Cr Watershed	Various from suburban res to grazing. However, fairly rural overall	Varies, from Ind to 2.3-4.6 ac lots to Commercial no OS	Varies, 2 acre lots, 4 du/ac OS Ind	Varies, 1 ac lots above Bell 4 du/ac, OS, Ind	Varies, 1 ac lots above Bell 4 du/ac, OS, has more Ind than 1+2	Ag, 5 ac lots* below Bell, OS above Bell	Within new sphr slightly lower res density and less Ind than propCity Plan	Varies, Ind, OS, MU in Bowman area	Varies, OSP to 2 acre lots to 4 du/ac
	12. South of Sylvan Vista	Rural Residential	1 du/ac	2 acre lots	2 acre lots	1 acre lots	1 acre lots	Same as Proposed 1 acre lots	5-10 du/ac	1 acre lots
	13. Below Areola Drive area	Relatively undev 5-10 ac parcels	.4-2.3 ac lots	3-5 acre lots	3-5 acre lots	3-5 acre lots + 4 du/ac	2 acre lots	Same as Proposed 2 acre lots	.9-2.3 ac lots	2 acre lots
	14. Ophir Rd Area Wastewater Plan	Rural res, wastewater plant, Ind?	2.3-4.6 ac lots	Ind / PQP	Ind/PQP	Ind/PQP	Ind-CD-OS* +text calling for buffering	See Ophir' 2.3-4.6 acre lots'	2.3-4.6 acre lots	Ind
	15. Indian Hill Area	Rural Residential	2.3-4.6 acre lots	.5-5 acre lots, 4 du/ac N Indian Hill	.5-5 acre lots, 4 du/ac N Indian Hill	.5-5 acre lots, 4 du/ac N Indian Hill	Same as proposed.5 ac lots, 2 ac lots, 1 ac lots	2.3-4.6 acre lots	2.3-4.6 acre lots	1 ac lots 2 acre lots (some CD .5 ac lots)
	15a. Shockley Road	Undeveloped heavily wooded	2-4 du/ac	4 du/ac	4 du/ac	4 du/ac	2 du/ac CD-OSP*	n/a	2-5 du/ac	4 du/ac
	15b. Fiddler Green Canal	Undeveloped wooded	2.3-4.6 ac lots	1 acre lots	1 acre lots	1 acre lots	2 acre lots-CD-OSP	n/a	2.3-4.6 ac lots	1 du/ac

* Relates to significant, unmitigatable impact or a land use density change recommended in the text of the EIR to mitigate impacts.

Also in this area: 15c, 15d, 15e shown on map. (See note)

Also in this area: 15c, 15d, 15e shown on map. (See note)

Table 15-2 (Cont.)
KEY AREAS OF DIFFERING LAND USE DESIGNATIONS

	Area	No Project No Dev	No Project Existing Plan	1	2	3	4 (mitigated)	5 (Cnty desig only in Sphere)	6 (Cnty Plan in Full Sphere)	7 Proposed Plan
Existing City Limits (16-29)	16. Baltimore Ravine / SW Area	Largely undeveloped	Planning Reserve	5 acre lots	5 acre lots	5 acre lots + high density + Res +Com	Same as Proposed	n/a	n/a	Urban Reserve - 5 ac lots until Specific Plan prepared
	17. Indian Hill Road	Undeveloped	2.3-4.6 ac lots	4 du/ac	4 du/ac	4 du/ac	2 du/ac* Clustered Res No Com.	n/a	n/a	MU + 10 du/ac
	18. West of Ridgeview Circle	Undeveloped	2.3-4.6 ac lots	1 acre lots	1 acre lots	1 acre lots	1 acre lots	n/a	n/a	1 du/ac
	19. East of Mira Loma	Undeveloped	2.3-4.6 ac lots	3 du/ac	3 du/ac	4 du/ac	3 du/ac but add CD	n/a	n/a	3 du/ac
	20. Auburn Folsom at Maidu	Fire Station, Undeveloped	Highway Service + 2 du/ac + Commercial	MU	MU	MU	OS + Com* at base of hill only	n/a	n/a	MU
	21. Fairgrounds	Designation - Intended to reflect existing uses. Change in intensity of use not expected.								MU/P
	22. Collins Avenue area	Vacant	.4-2.3 du/ac	5-15 du/ac	5-15 du/ac	Add clustering reqmt or reduce density	2 du/ac*	n/a	n/a	10 du/ac
	23. E.V. Cain + Nevada St Mixed Use	Com, rural res, school	Commercial 2-4 du/ac res	MU	MU	MU	MU	n/a	n/a	MU
	24. West of Nevada St	Vacant	2-4 du/ac	Ind	Ind	Ind	MU*	n/a	n/a	Ind

* Relates to significant, unmitigatable impact or a land use density change recommended in the text of the EIR to mitigate impacts.

Table 15-2 (Cont.)
KEY AREAS OF DIFFERING LAND USE DESIGNATIONS

	Area	No Project No Dev	No Project Existing Plan	1	2	3	4 (mitigated)	5 (Cnty desig only in Sphere)	6 (Cnty Plan in Full Sphere)	7 Proposed Plan
Existing City Limits (16-29)	25. Number not used									
	26. Number not used.									
	27. South of Auburn Woods	Auburn Woods Apts _ 1 Undevoped parcel	4-6 du/ac	4 du/ac on vacant parcel	4 du/ac on vacant parcel	4 du/ac on vacant parcel	5-15 du/ac	n/a	n/a	5-15 du/ac
	28. North of Auburn Woods	Commercial + largely vacant	Commercial	Commercial	Commercial	Commercial	MU	n/a	n/a	MU
	29.	Vacant	Commercial	Commercial	Commercial	Commercial	MU	n/a	n/a	MU
	30. Marguerite Mine Road	2-4 du/ac + 10-15 du/ac	4 du/ac 5-15 du/ac	4 du/ac 5-15 du/ac	4 du/ac 5-15 du/ac	4 du/ac 5-15 du/ac	2 du/ac CD	n/a	n/a	4 du/ac, 10 du/ac, 5-15 du/ac
	Also in this area: 31 (shown on map) See note 1.									

NOTE: Alternative 4 would also call for combining the CD designation in ar[illegible]9, 15c, 15d, 31, 32 to ensure consistency with slope/density standards reco[illegible]ded in the

Table 15-3
AUBURN AREA GENERAL PLAN ALTERNATIVES ANALYSIS
AREAS AND PERCENTAGES OF URBANIZED* LAND USES
(Based on Planning Concepts' Planimeter-Derived Data)

Plan Variant	City Limits (acres)	% Urban-ization	Sphere (acres)	% Urban-ization	Add-Ons to Sphere (acres)	% Urban-ization	Total Urban-ized Ac	% Urban-ization
Existing Plan[1]	2893	83%	2404	57%	341/cnty	7%	5638	44%
			Total Sphere = 2745 ac, 30%					
	(Industrial 55% less/ Commercial 46% less / Medium and High Residential 42% less)							
Alternative #1[1]	3411	78%	4245	47%	–	–	7656	57%
	(Industrial 21% less / Commercial 26/5 less / Medium and High Residential 55% less)							
Alternative #2[1]	3411	78%	5888	66%	–	–	9299	70%
	(Industrial 25% less / Commercial 22% less / Medium and High Residential 51% less)							
Alternative #3[1]	3671	84%	6746	75%	–	–	10,417	78%
	(Industrial 12% less / Commercial 8% less / Medium and High Residential 27% less)							
Alternative #4 Mitigated Design	3198	66%	4500	35%	–	–	7698	43%
	(Industrial 30% less / Commercial 3% less / Medium and High Residential 5% less)							
Alternative #5 Cnty Sphr Add ons	3370	70%	4424	57%	341	7%	8135	46%
	(Industrial 22% less / Commercial 3% more / Medium and High Residential 1% more)							
Alternative #6 Cnty Full Sphere	3370	70%	6109	47%	–	–	9479	54%
	(Industrial 16% less / Commercial 21% more / Medium and High Residential 5% more)							
Alternative #7 Proposed Plan	3370	70%	4424	57%	1406	28%	9200	52%
			Total Sphere = 5830 ac, 45%					

[1]Consists of Commercial, Industrial and Residential lots under 2 acres.

SOURCE: Planning Concepts' planimeter-derived data, February 1993.

No Project
No Development

The No Project/No Development Alternative provides a base condition with which to compare the development-entailing alternatives; it assumes that no development occurs beyond that which was tabulated as existing in 1992 (Draft Auburn General Plan, p. IV-9). There is no practical way to implement this alternative because of the presence of the many legal undeveloped parcels that can be built upon without any discretionary approvals. These lots would have to be purchased by the City to eliminate their development.

The basic characteristics of this alternative within City limits are:

Table 15-4
NO PROJECT/NO DEVELOPMENT
ALTERNATIVE CHARACTERISTICS

City Limits	Sphere of Influence
The currently developed 173 acres of commercial use The currently developed 66 acres of industrial use The current population of approximately 10,615 persons	The proposed Sphere of Influence includes large areas of large lot rural residential housing as well as the highly developed Highway 49 corridor.

- **Land Use**

  Jobs Housing Balance ~ Under this alternative, the existing jobs housing of 0.8:1 in City limits would continue below the target ratio of 1.23:1 to 1.6:1. There would be no ability to adjust this ratio due to lack of growth potential. Impacts would be significant and unmitigatable.

  Housing Mix ~ The greatest concern relative to the provision of an appropriate housing supply by affordability category is the amount of multi-family housing provided for. The City of Auburn is generally meeting its fair share of affordable housing targets at this time. As a result, impacts under this alternative would be less than significant though a lack of growth could eventually cause housing prices to rise.

  Land Use Compatibility ~ Related to land use compatibility, no new uses would lessen the potential for increased compatibility conflicts.

  Growth Inducing Impacts ~ Growth inducing impacts would not result.

- **Visual**

  No new development would preclude any additional urbanization and the resulting visual impacts. Potentially significant, unmitigatable impacts would be eliminated.

- **Geology / Landforms**

  With no further development, geologic and landform alternative impacts would be stabilized at the current level preserving intact the hilly and rural areas of the City limits and Sphere.

- **Hydrology**

  As described in the Setting section of the Hydrology chapter, flooding of bridges, culverts and street segments currently occurs in the Dairy Road Watershed (primarily on Lower Dairy Road and Auburn Ravine Road) and in the Old Town area within City Limits. Flooding also occurs at 30 bridges and culverts in the proposed Sphere of Influence. The No Project/No Development alternative will not worsen these existing problems and will not expose increased numbers of people to flooding-related safety risk. Similarly, there are existing pollution sources in the City and Sphere of Influence, but this alternative will not change them.

- **Biotic Resources**

  Under the No Project alternative, damage to oak woodlands in the Plan area is limited to minor losses from wood cutting, fire, grazing, and miscellaneous activities. Damage to stream zones is limited to on-going pollution from sediments and urban runoff.

- **Air Quality**

  The No Project/No Development alternative would be the environmentally preferred alternative from an air quality standpoint due to the estimated daily vehicle trips being reduced substantially over those predicted to occur with the other alternatives and the Proposed Plan (see Table 15-5 below). In addition to reducing vehicle trips, this alternative would reduce the potential number of stationary sources of air pollutants by reducing the amount of commercial, industrial and residential uses. However, due to the requirements of the CCAA that areas with "severe" non-attainment designations reduce emission by 5% per year or 15% averaged over three years, any increase in Placer County's emission inventory is expected to have significant and unmitigatable impacts. This alternative would make clean air standards easier to achieve.

Table 15-5
CITY OF AUBURN ALTERNATIVES
AIR QUALITY IMPACT COMPARISON
(in tons/year)

Emissions (tons/yr)	No Project No Development	No Project Exist Plan	1	2	3	4	5	County Designation,full Sphere: No annex	Proposed Plan
ToG[1]	122	487	605	660	767	705	700	837	762
CO	1282	5119	6307	6906	8010	7329	2229	8678	7926
NOX[1]	207	819	1024	1115	1295	1205	1199	1434	1296
PM10	233	983	1419	1455	1717	2922	1843	2130	1881
SOx	22	86	110	119	138	128	129	153	138
Total Trip Days	**102,440**	**412,646**	**520,832**	**564,937**	**657,506**	**609,221**	**610,616**	**728,148**	**657,474**

[1] Ozone precursor emissions.

- **Cultural Resources**

  Most still existing cultural resources would likely be protected. This potentially significant, unmitigatable impact would be eliminated.

- **Noise**

  Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

  This alternative would eliminate the possibility of future sensitive receptors being located in noise impacted areas. In addition, roadway noise levels would not impact as many existing residences when compared to the Proposed Plan.

- **Traffic**

  As shown in Figure 10-3, the City's 1990 traffic counts and level of service (LOS) criteria indicate that LOS is currently acceptable on the studied road segments (all are LOS C or better). The County's intersection analysis indicates that 0 of 18 City intersections sampled, and 1 of 26 Sphere of Influence intersections sampled are below the City's proposed LOS target of D or better. The No Project/No Development alternative would not worsen

these conditions, but the amount of through traffic would continue to grow and intersection operations would continue to worsen, though at a substantially lower rate than would result from the other alternatives considered.

Because most of the increased traffic would use SR 49 and the major arterials, effects of traffic on quality of life would be less than significant. Because no road improvements are specifically envisioned as part of this alternative, impacts from improvements would not occur.

- **Public Facilities**

  Only existing impacted public facilities would continue to be impacted including the Ackerman School District and the Auburn Recreation and Park District. Wildland fire hazard is also an existing problem. Significant impacts to Sierra College would be eliminated as well as impacts related to sewer and water line extensions.

No Project/ Existing Plan

This alternative would be realized if the City took no action on the proposed General Plan - it is truly the No Project alternative because the 1978 Auburn area Bowman, and Ophir Plans would remain in effect if no action was taken. These existing Land Use Maps follow this page.

The basic features for this alternative are:

Table 15-6
NO PROJECT/EXISTING PLAN
ALTERNATIVE CHARACTERISTICS

City Limits	Proposed Sphere of Influence
275 acres of commercial use 203 acres of industrial use A population of 24,264	393 acres of commercial use 374 acres of industrial use A population of 20,829

City & Sphere

667 acres of commercial use
580 acres of industrial use
A population of 45,093

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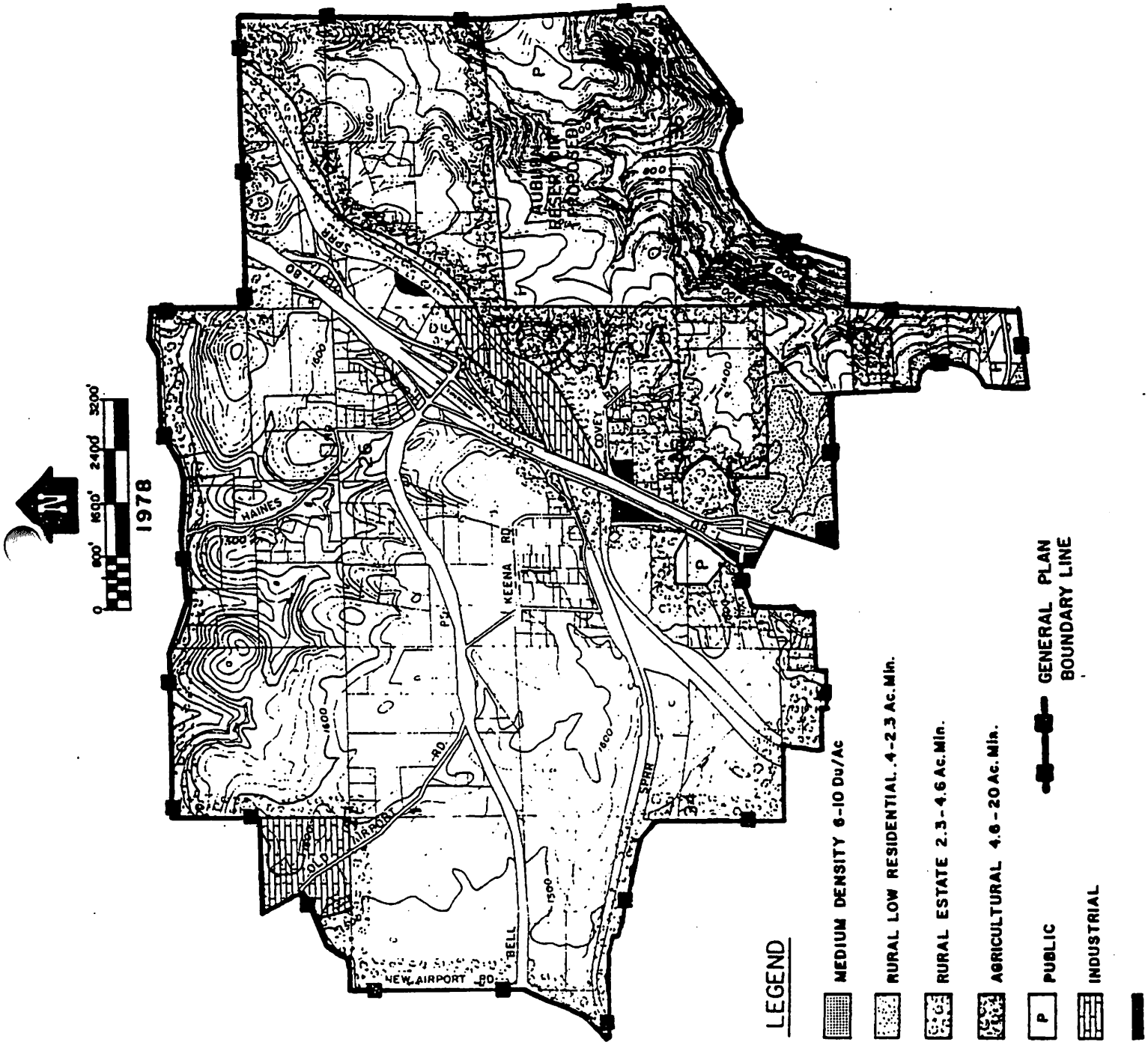
FIGURE 15-3
EXISTING BOWMAN AREA GENERAL PLAN



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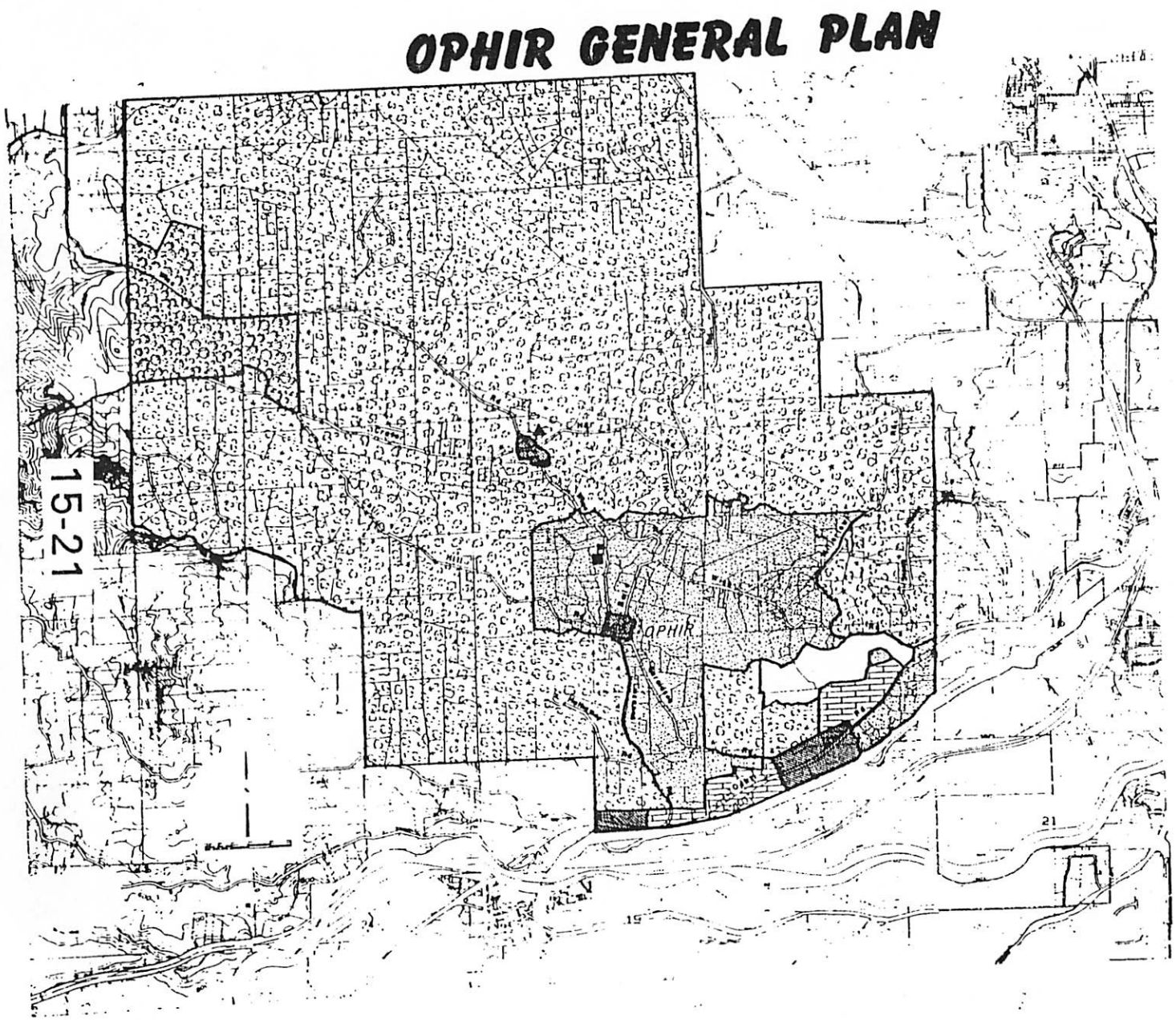

FIGURE 15-4
EXISTING OPHIR AREA GENERAL PLAN

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- **Land Use**

  Jobs Housing Balance ~ Under this alternative as under the Proposed Plan, at buildout a positive jobs:housing balance would result. A jobs:housing ratio of 1.35:1 would be provided for in the entire Study Area. A positive ratio within target levels would result within City limits alone also.

  Housing Mix ~ A goal of 20-24% multi-family units affordable to very low income residents would provide for the long-term projected needs of the lowest income households. This category was assumed to be met by the High Density Residential designation and 60% of Mixed Use units. It was assumed that a slight variation from this goal could be bridged by housing programs or other relatively dense housing designations. This alternative would provide for 18.5% of total dwelling units in this category for the full Plan area and greater within City limits. Targets would be virtually met and as a result impacts would be less than significant. (Impacts are expected to be less than significant under the Proposed Plan.)

  Land Use Compatibility ~ Table 15-2 compares key areas of differing land use designations of the various alternatives. The Proposed Plan is expected to produce significant but mitigatable land use compatibility conflicts. However, certain areas are proposed for increased densities over the Existing Plan. In these areas, the Existing Plan generally avoids compatibility concerns. These areas include the proposed Mixed Use designations, the Ophir and east of Rock Creek Reservoir industrial designations both in the proposed Sphere of Influence additions; and the Collins Avenue area (See Table 15-2).

  Growth Inducing Impacts ~ Growth inducing impacts would be significant and unmitigatable under each of the alternatives for the same reasons discussed related to the Proposed Plan.

- **Visual**

  This alternative would increase the degree of urbanization (defined here as all commercial and industrial designations, plus residential lots of less than two acres in size) within the City limits (83% as compared to 70% under the Proposed Plan), while the level of urbanization would decrease for areas within the Sphere (30% as compared to 45% under the Proposed Plan). This is primarily due to the buildout of the new Sphere additions under the lower density county designation. However, although the Existing Plan and Proposed Plan have identical urbanization levels within the existing Sphere, (see Table 15-3), the Existing Plan contains lower density land use designations for areas of low existing urbanization, which could reduce the appearance of urbanization within the existing Sphere. Some examples are:

Table 15-7
EXAMPLES OF EXISTING PLAN AND PROPOSED PLAN
LOWER LAND USE DESIGNATION DENSITIES

Example Area	Existing Plan	Proposed Plan
Edgewood Area	2-4 du/ac + 0.4-2.3 ac lots	10 du/ac
Ophir Area	2.3-4.6 ac lots	Industrial
Mt. Vernon Area,North of Sylvan Vista	2.3-4.6 ac lots	1 acre lots

The overall level of urbanization within the Plan area would drop from 52% to 44% with this alternative. The overall degree of change in the visual characteristics of the area can be expected to be moderate to high; significant unmitigatable impacts could still result.

o **Geology / Landforms**

The continued buildout of the Auburn General Plan would result in a reduced level of geologic impacts due to the fact that the Existing Plan contains lower acreage totals of the most geologically impacting land use categories:

- Commercial 46% below Proposed Plan
- Industrial 55% below Proposed Plan
- High & Medium Density Residential 42% below Proposed Plan

With reduced acreage requirements, it is possible that these land uses could be more confined to areas of low slope and erosion constraint. The Mt. Vernon corridor would develop at the current Plan's rural residential (4.6-10 acre) designation, instead of the more intensive Low Density Residential (1 acre) designation proposed, and the areas of enlarged Sphere would develop under the current Plan which are less urbanized (7% vs 16% for the new Plan).

Although reduced, the impacts resulting from this level of development would continue to be significant and unmitigatable due to the overall comparable densities of development and the Existing Plan's lack of hillside and streambed protection ordinance provisions which are part of the Proposed Plan.

o **Hydrology**

Drainage and water quality impacts in the Auburn area depend to a large extent on the amount of impervious surfaces proposed. The more intensive urban uses, such as commercial and industrial, play the most significant role in these hydrologic impacts because they often leave little room on-site for the kinds of Best Management Practices which can lessen the effects. Consequently, as a backdrop for the comparison of alternatives, the following table lists the acreages of the most intensive urban uses of each alternative.

Table 15-8
ALTERNATIVES COMPARISON:
ACREAGES OF INTENSIVE URBAN USES
(INDUSTRIAL, COMMERCIAL, AND HIGH DENSITY RESIDENTIAL)

Designation	Exist Plan	1	2	3	4 Mitigated Alternative	5 Existing Sphr Only	6 No Annex	Pro-posed Plan
High Density Res	303	105	160	306	393	429	527	414
Commercial	667	925	971	1149	1203	1288	1504	1246
Industrial	580	1013	960	1126	896	993	1072	1280
Total	**1550**	**2043**	**2091**	**2581**	**2492**	**2710**	**3103**	**2940**

As shown, the Existing Plan proposes the least amount of the high intensity, high impact land uses, almost one-half that of the most intensive alternative (#6). The alternative, however, has the same basic impacts as the Proposed Plan.

The Existing Plan is closely similar to the Proposed Plan in how it designates land uses for the Dairy Road and Old Town watersheds; vacant parcels in the Dairy Road watersheds are designated low- and medium-density residential in both Plans, and the designations of both Plans generally reflect existing uses in the Old Town watershed. Thus, the impacts of the Existing Plan within City Limits are the same as those of the Proposed Plan there: a short-term exposure of increasing numbers of people to existing flooding/safety hazards. In the sphere of Influence, the Existing Plan designations vary widely from those of the Proposed Plan, and the number and location of flooding structures will be different. However, the basic issue of funding reliability is still present and drainage impacts are still significant and unmitigatable (flooding at drainage structures, floodplains, and regional downstream location).

Another significant unmitigatable impact shared with the Proposed Plan is water quality degradation, specifically stemming from the urbanization of the upper Rock Creek watershed; while specific designations of the Existing Plan vary from those of the Proposed Plan in this area, the basic result is high land use intensity and associated urban pollutants. Impacts on groundwater quality are also considered to be significant and unmitigatable due to the proposed variety of pollution sources and the inability to assure mitigation.

The remaining hydrology impacts of the Existing Plan are the same as those of the Proposed Plan in being less than significant (effects of urbanization on groundwater recharge), or significant and mitigatable (impacts of bridge and culvert improvements, impacts on canals, impacts of detention facilities, and impacts of water quality protection facilities).

- **Biological Resources**

The Existing Plan alternative designates the areas of notable oak woodland described in the Biologic Resources chapter (Figure 8-2) a variety of densities as shown in Table 15-9. The Existing Plan designations are more dense than those of the Proposed Plan in two locations and less dense in one location; overall the two Plans are roughly equivalent in terms of density in the major wooded areas.

Table 15-9
LAND USE DENSITIES IN AREAS OF NOTABLE OAK WOODLANDS
EXISTING PLAN vs PROPOSED PLAN
(dwelling units/acre)*

Area	Existing Plan Density	Proposed Plan Density
A	2.5 du/ac	3 du/ac
B	0.2 du/ac	0.5 du/ac (majority) + 3 du/ac (minority)
C	Planning Reserve (2-4 du/ac)	Urban Reserve (0.2 du/ac)
D	Undesignated	Industrial/Public
E	0.4 du/ac	1 du/ac + 0.5 du/ac
F	2.5 du/ac + 0.4 du/ac	1 du/ac
G	0.4 du/ac	0.5 du/ac
H	4 du/ac + 2.5 du/ac + 0.4 du/ac + 0.2 du/ac	4 du/ac + 1 du/ac + 0.5 du/ac
I	4 du/ac	4 du/ac

* Those designations expressed as acreage minimums on the Land Use Map have been converted to dwelling units per acre for the purposes of this table.

One substantial difference is that the Existing Plan does not have the Clustered Development/Open Space Private Combining designations of the Proposed Plan. These combining designations are among the most mitigating features of the Proposed Plan, although the woodland impacts of the Proposed Plan are still considered unmitigated. The impacts of the Existing Plan on oak woodlands will also be significant and unmitigatable.

A second main biological concern is loss of riparian habitat which is considered significant but mitigatable by policy/implementation measures and map adjustments in the case of the Proposed Plan. The same is essentially true of the Existing Plan: stream zones are not represented or noted on the Land Use Map and there is a lack of specifics on how impacts will be avoided. Significant impacts have occurred during the period when the Auburn Area General Plan has been in effect.

As in the case of the Proposed Plan, the Existing Plan will have significant unmitigatable impacts on general wildlife species due to the extent of urbanization proposed. A final impact common to all of the development entailing alternatives is the significant, mitigatable impact to special natural communities.

- **Cultural Resources**

  Impacts are expected to be significant and unmitigatable under all alternatives except No Project/No Development. This conclusion relates mainly to the Sphere of Influence since City programs with slight revisions are expected to mitigate impacts within City limits.

- **Air Quality**

  Buildout of the Plan area based on the Existing Plan would result in a decrease in Plan area emissions when compared to the Proposed Plan. The Existing Plan would result in a lower holding capacity and therefore vehicle miles travelled within the Plan area would be less. However, due to existing conditions within the Plan area and CCAA requirements, air quality impacts from all the development alternatives are expected to be significant and unmitigatable.

- **Traffic**

  The Travel Demand Forecasts contained in the Draft General Plan show levels of service of C or better on most of the arterials evaluated, the exception being Bell Road with an LOS F predicted. SR 49 would also have LOS F north of Nevada Street. Evaluation of intersections is not available for this alternative. However, one broad indicator of comparative congestion, vehicle hours of delay, was used by the City and by the County in their respective alternatives analyses as shown in the table below; trip generation figures calculated as part of the air quality analysis are also shown in the table.

Table 15-10

COMPARATIVE TRIP GENERATION AND VEHICLE HOURS OF DELAY

	Existing Plan	Proposed Plan	Existing Conditions
Trip Generation[a] (total daily trips)	412,646	657,474	102,440
Vehicle Hours of Delay (tot daily hrs)	5,680[b]	not avail.	1,346[c]

[a] From the air quality prediction model Urbemis3.
[b] From the "City of Auburn General Plan Alternative Analysis", by HBA.
[c] From the Draft Auburn/Bowman Community Plan, July 1992, p. 291.

Given this increase in trip generation and congestion, coupled with the lack of a comprehensive road improvement program, indications are that the overall impacts of the Existing Plan on the street system would be significant and unmitigatable. Effects of increased traffic on quality of life and the impacts of road improvements would also be significant and unmitigatable.

- **Noise**

  Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

  It should be noted that this alternative would result in lowest number of total vehicle trips in the Plan area than all the other development alternatives. See Table 15-5). Therefore, traffic noise resulting from this alternative would be less than that expected with the Proposed Plan.

- **Public Facilities**

  As discussed under the No Project/No Development alternative, public facilities that are currently impacted will continue to be impacted under this alternative. However, the lower holding capacity in both dwelling units and population of this alternative would reduce impacts expected with the Proposed Plan. Mitigation measures would still be needed to reduce overall impacts to public facility providers under the No Project/Exiting Plan alternative.

Alternative 1

This alternative was prepared by the City during the General Plan formulation. Within the Sphere of Influence, larger lot sizes are proposed in many areas than under the other alternatives and the Proposed Plan. Within City limits, this alternative is generally consistent with the Proposed Plan, though a slightly lower population would result. Its basic features are:

Table 15-11
ALTERNATIVE #1 CHARACTERISTICS

City Limits	Proposed Sphere of Influence
530 acres of commercial use 105 acres of industrial use A population of 20,800	395 acres of commercial use 908 acres of industrial use A population of 20,400

City & Sphere

925 acres of commercial use
1013 acres of industrial use
A population of 41,200

- **Land Use**

Jobs Housing Balance ~ Under this alternative as under the Proposed Plan, at buildout a positive jobs:housing balance would result. A jobs:housing ratio of 2.25:1 would be provided for in the entire Study Area. A positive ratio within target levels would result within City limits alone also.

Housing Mix ~ A goal of 20-24% multi-family units affordable to very low income residents would provide for the long-term projected needs of the lowest income households. This category was assumed to be met by the High Density Residential designation and 60% of Mixed Use units. It was assumed that a slight variation from this goal could be bridged by housing programs or other relatively dense housing designations. This alternative would provide for 7.0% of total dwelling units in this category for the full Plan area and 11.0% within City limits. Targets would not be met and as a result impacts would be significant and potentially unmitigatable. (Impacts are expected to be less than significant under the Proposed Plan.)

Land Use Compatibility ~ Table 15-2 compares key areas of differing land use designations of the various alternatives. Higher densities than under the Proposed Plan are shown in a number of locations in this alternative. These areas include the Mt. Vernon area, the area east of the airport, the Collins Avenue area, the Bowman area, and the Indian Hill area. Additional compatibility concerns could result in these areas. However, impacts would still be mitigatable.

Growth Inducing Impacts ~ Growth inducing impacts would be significant and unmitigatable under each of the alternatives for the same reasons discussed related to the Proposed Plan.

- **Visual**

The degree of urbanization (defined here as all proposed industrial, commercial and residential lots less than two acres in size) would be increased slightly under this alternative (57% as opposed to 52% under the Proposed Plan). Within the City limits, the level of urbanization is increased (78% vs 70% proposed); while within the Sphere, the level of urbanization is less (47% vs 57% proposed). The degree of change to the visual character of the area can be expected to be moderate to high, and significant, unmitigatable impacts would still result.

- **Geology / Landforms**

This alternative would decrease the amount of industrial and commercial lanc uses by 21% and 26% respectively, and medium and high density residentia uses are 55% below those of the Proposed Plan. These are uses which because of the adaptive grading required, are geologically impacting in hill areas. In outlying areas the impacts would also be reduced somewhat by th use of generally lower intensity designations within the sphere. Howeve although moderated by the above, the overall intensity of development of th Plan is higher than the Proposed Plan, and would result in comparab impacts to the Proposed Plan (significant and unmitigatable).

- **Hydrology**

  This alternative has the second lowest acreage of high intensity urban uses of the development-entailing alternatives (see Table 15-8). As in the case of these other development-entailing alternatives, this alternative is similar to the Proposed Plan in its land use designations for the Dairy Road and Old Town watersheds — short-term exposure of increasing numbers of people to existing flooding/safety hazards will occur (see discussion under the Existing Plan alternative). The following significant unmitigatable impacts will also occur from Alternative #1 for the reasons described in the analysis of the Proposed Plan and the Existing Plan:

  - Flooding of drainage structures
  - Flooding in floodplains
  - Regional downstream flooding
  - Water quality degradation (Rock Creek Reservoir)
  - Groundwater quality degradation

  Of these impacts, water quality degradation of the Rock Creek Reservoir is the most dependent on the spatial allocation of land uses. While Alternative #1 is similar to most of the other growth-entailing alternatives in having significant, unmitigatable impacts upon Rock Creek Reservoir water quality, it is the least impacting of all the alternatives, except Existing Land Use and Mitigated Design, because of the large block of open space and two acre designations in the upper Rock Creek watershed. In contrast, the Proposed Plan contains considerable acreage of industrial designation in that watershed.

  The remaining hydrology impacts of the Existing Plan are the same as those of the Proposed Plan in being less than significant (effects of urbanization on groundwater recharge), or significant and mitigatable (impacts of bridge and culvert improvements, impacts on canals, impacts of detention facilities, and impacts of water quality protection facilities).

- **Biological Resources**

  Alternative #1 designates the areas of notable oak woodland described in the Biologic Resources chapter (Figure 8-2) a variety of densities as shown in Table 15-12. In general, Alternative #1 designations are less dense than those of the Proposed Plan. While less impacting than the Proposed Plan to oak woodlands, Alternative #1 would still have significant, unmitigatable impacts because of the 100% coverage of some parcels with oak woodland, coupled with the lack of assuredness regarding off-site plantings as mitigation.

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Table 15-13
COMPARATIVE TRIP GENERATION AND VEHICLE HOURS OF DELAY

	Alternative #1	Proposed Plan	Existing Conditions
Trip Generation[a] (total daily trips)	520,832	657,474	102,440
Vehicle Hours of Delay (tot daily hrs)	7,490[b]	not avail.	1,346[c]

[a] From the air quality prediction model Urbemis3.
[b] From the "City of Auburn General Plan Alternative Analysis", by HBA.
[c] From the Draft Auburn/Bowman Community Plan, July 1992, p. 291.

Given this increase in trip generation and congestion, coupled with the lack of a comprehensive road improvement program, indications are that the overall impacts of Alternative #1 on the street system would be significant and unmitigatable as would effects on quality of life and the impacts of road improvements.

- **Air Quality**

The overall residential holding capacity of this alternative is substantially less than that of the Proposed Plan. Total daily vehicle trips are estimated to be approximately 130,000 less than the proposed project (see Table 15-5). Therefore, air quality impacts from this alternative will be less than those impacts expected with the Proposed Plan. However, due to the existing conditions within the Plan area and requirements of the CCAA, all of the development alternatives are expected to result in significant and unmitigatable impacts to air quality.

- **Noise**

Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

It should be noted that under this alternative larger lot sizes are proposed in many areas in the Sphere adjacent to transportation routes and therefore this alternative would reduce the potential number of future residences exposed to noise from transportation sources in excess of the City's existing 60 dB L_{dn} noise standard.

- **Public Facilities**

  This alternative would result in a lower number of housing units in the Plan area than the Proposed Plan and therefore future impacts to public facility provides would be less than those expected from the Proposed Plan. Existing impacts to the Ackerman School District, the Auburn Recreation and Park District and Sierra College would still require implementation of mitigation measures to off-set existing and future impacts caused by this alternative. The increased number of acreages in rural density designations of this alternative would reduce demand on public water and sewer services due to use of on-site sewage disposal and well water.

Alternative #2

This alternative provides for essentially the same population within City limits as Alternative #1. Overall, the total population possible with the City and the Sphere is closest to the Proposed Plan of all the alternatives (49,000 vs 51,128 under the Proposed Plan). However, increased densities are allowed within the Sphere of Influence. Its basic features are:

Table 15-14
ALTERNATIVE #2 CHARACTERISTICS

City Limits	Proposed Sphere of Influence
565 acres of commercial use 105 acres of industrial use A population of 20,700	406 acres of commercial use 855 acres of industrial use A population of 28,300

City & Sphere

971 acres of commercial use
960 acres of industrial use
A population of 49,000

- **Land Use**

  Jobs Housing Balance ~ Under this alternative as under the Proposed Plan, at buildout a positive jobs:housing balance would result. A jobs:housing ratio of 1.9:1 would be provided for in the entire Study Area. A positive ratio within target levels would result within City limits alone also.

  Housing Mix ~ A goal of 20-24% multi-family units affordable to very low income residents would provide for the long-term projected needs of the lowest income households. This category was assumed to be met by the High Density Residential designation and 60% of Mixed Use units. It was assumed that a slight variation from this goal could be bridged by housing programs or other relatively dense housing designations. This alternative would provide for 9.0% of total dwelling units in this category for the full Plan area and 11.0% within City limits. Targets would not be met and as a result impacts would be significant and unmitigatable. (Impacts are expected to be less than significant under the Proposed Plan.)

Land Use Compatibility ~ Table 15-2 compares key areas of differing land use designations of the various alternatives. Higher densities than under the Proposed Plan are shown in a number of locations under this alternative including the Bowman area, the Mt. Vernon area, the area east of the airport, the north of Dewitt area, and the Indian Hill area. However, impacts would still be mitigatable.

Growth Inducing Impacts ~ Growth inducing impacts would be significant and unmitigatable under each of the alternatives for the same reasons discussed related to the Proposed Plan.

- **Visual**

The degree of urbanization (industrial, commercial, and sub-two acre residential lots) would increase significantly for all Plan areas under this alternative. Within the City limits, urbanization would increase from 70% (Proposed Plan) to 78% for this alternative. Within the Sphere, urbanization would increase from 57% (Proposed Plan) to 66% for this alternative. Overall, urbanization would be much higher (70% vs 52%) for this alternative than under the Proposed Plan. The degree of change in the visual character of the area can be expected to be moderate to high, and significant, unmitigatable impacts would still result.

- **Geology / Landforms**

This alternative holds the potentially geologically impacting industrial and commercial land uses to a lower level than the Proposed Plan (25% less and 22% less, respectively), while also reducing medium and high density residential areas (51% below that of the Proposed Plan). With these reductions, it is more likely that these uses would be located within areas of less geologic constraints. Examples of reductions are:

Table 15-15
EXAMPLES OF ALTERNATIVE #2 AND PROPOSED PLAN
LOWER LAND USE DESIGNATION DENSITIES

Example Area	Alternative #2	Proposed Plan
Indian Hill Rd (within City limits)	4 du/ac	MU + 10 du/ac
East of Rock Creek Reservoir	OS + 1 ac	Ind + 2 ac
Edgewood Area	4 du/ac+10 du/ac	10 du/ac
South of Auburn Woods	4 du/ac on vacant parcels	5-15 du/ac

However, the overall intensity of development is significantly increased for this alternative, within the City limits and Sphere.

These overall increases can be expected to substantially reduce the benefits of reductions in industrial, commercial and high density residential areas, and result in comparable or greater impacts than the Proposed Plan (significant and unmitigatable).

- **Hydrology**

  This alternative has an only slightly higher amount of high intensity urban uses than does Alternative #1, and a still substantially lower amount than the Proposed Plan. Like the other development-entailing alternatives, Alternative #2 is similar to the Proposed Plan in its land use designations for the Dairy Road and Old Town watersheds — short-term exposure of increasing numbers of people to existing flooding/safety hazards will occur (see discussion under the Existing Plan alternative). The following significant unmitigatable impacts will also occur from Alternative 2 for the reasons described in the analysis of the Proposed Plan and the Existing Plan:

  - Flooding of drainage structures
  - Flooding of floodplains
  - Regional downstream flooding
  - Water quality degradation (Rock Creek Reservoir)
  - Groundwater quality degradation

  Of these impacts, water quality degradation of the Rock Creek Reservoir is the most dependent on the pattern of land uses. While Alternative #2 is similar to most of the other growth-entailing alternatives in having significant, unmitigatable impacts upon Rock Creek Reservoir; it is similar to Alternative #1 in having a large block of open space where the Proposed Plan shows Industrial use – it differs from Alternative #1 in having a large area of one-acre rather than two-acre lots.

  The remaining hydrology impacts of the Alternative #2 are the same as those of the Proposed Plan in being less than significant (effects of urbanization on groundwater recharge), or significant and mitigatable (impacts of bridge and culvert improvements, impacts on canals, impacts of detention facilities, and impacts of water quality protection facilities).

- **Biological Resources**

  Alternative #2 designates the areas of notable oak woodland described in the Biologic Resources chapter (Figure 8-2) a variety of densities as shown in Table 15-16. Alternative #2 designations are less dense than those of the Proposed Plan in one location, but are substantially higher in three other locations: impacts will be significant and unmitigatable as in the case of the Proposed Plan.

Table 15-16
LAND USE DENSITIES IN AREAS OF NOTABLE OAK WOODLANDS
ALTERNATIVE #2 vs PROPOSED PLAN
(dwelling units/acre)*

Area	Alternative #2 Density	Proposed Plan Density
A	3.0 du/ac	3 du/ac
B	0.05 du/ac (majority) + 3 du/ac (minority)	0.5 du/ac (majority) + 3 du/ac (minority)
C	0.2 du/ac	Urban Reserve (0.2 du/ac)
D	PQP	Industrial/Public
E	1 du/ac + 0.33 du/ac	1 du/ac + 0.5 du/ac
F	4 du/ac + 0.33 du/ac	1 du/ac
G	1 du/ac + 0.5 du/ac	0.5 du/ac
H	4 du/ac + 1 du/ac + 0.5 du/ac + 0.33 du/ac	4 du/ac + 1 du/ac + 0.5 du/ac
I	4 du/ac	4 du/ac

* Those designations expressed as acreage minimums on the Land Use Map have been converted to dwelling units per acre for the purposes of this table.

Loss of riparian habitat due to this alternative is considered significant but mitigatable by policy/implementation measures and map adjustments, as in the case of the Proposed Plan; stream zones are not represented or noted on the Alternative #2 Land Use Map and there is a lack of specifics on how impacts will be avoided.

As in the case of the Proposed Plan, Alternative #2 will have significant unmitigatable impacts on general wildlife species due to the extent of urbanization proposed. Finally as with all of the development entailing alternatives, significant, mitigatable impacts to special natural communities will occur.

- **Cultural Resources**

  Impacts are expected to be significant and unmitigatable under all alternatives except No Project/No Development. This conclusion relates mainly to the Sphere of Influence since City programs with slight revisions are expected to mitigate impacts within City limits.

- **Traffic**

  The Travel Demand Forecasts contained in the Draft General Plan show levels of service of C or better on most of the arterials evaluated, the exception being Bell Road with an LOS F predicted. SR 49 would also have LOS F north of Bell Road but would be LOS D on the SR 49 segment between Bell Road and I-80. LOS D would meet proposed LOS standards and the Caltrans target for signalized highways but would fail to meet the past City LOS standard of LOS C. Evaluation of intersections is not available for this alternative. Hours of vehicle delay, a broad indicator of comparative congestion, is shown in the table below (no data are available for the Proposed Plan).

Table 15-17
COMPARATIVE TRIP GENERATION AND VEHICLE HOURS OF DELAY

	Alternative #2	Proposed Plan	Existing Conditions
Trip Generation[a] (total daily trips)	564,937	657,474	102,440
Vehicle Hours of Delay (tot daily hrs)	10,990[b]	not avail.	1,346[c]

[a] From the air quality prediction model Urbemis3.
[b] From the "City of Auburn General Plan Alternative Analysis", by HBA.
[c] From the Draft Auburn/Bowman Community Plan, July 1992, p. 291.

This increase in trip generation and congestion, almost double that of the Existing Plan, coupled with the lack of a comprehensive road improvement program, indicates that the overall impacts of Alternative #2 would be significant and unmitigatable. Effects on quality of life and the impacts of road improvements would also be significant and unmitigatable.

- **Air Quality**

This alternative provides essentially the same population throughout the Plan area as the Proposed Plan. However, the increased densities allowed within the Sphere of Influence would provide more opportunity for transit operations, ride sharing and other transportation control measures that require higher densities for feasibility. This alternative would have the third lowest estimate of total trips in the Plan area based on its proposed land use designations. However, attainment of State and federal air quality standards would be more difficult with implementation of this and all the development alternatives.

- **Noise**

Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

It should be noted that under this alternative the increased densities allowed in the Sphere of Influence would increase the potential number of single family residences exposed to transportation noise levels above the City's

existing 60 dB L_{dn} noise standard when compared to the Proposed Plan. These areas are listed below.

- The Bowman area
- Highway 49 north of the City limits
- Indian Hill Road (I-80 to Auburn Folsom Road)

o **Public Facilities**

The density increase allowed in the northern Sphere of Influence area from this alternative could result in greater impacts to the Placer County Sewer Maintenance District (SMD) than those expected with the Proposed Plan. The ability of the SMD to expand its treatment plant capacity beyond 3.5 MGD is unknown at this time. Additional analysis would be needed to quantify the impacts this alternative could have on the SMD. Impacts to other public facility providers will be similar to those expected with the Proposed Plan. Implementation of policies contained in the Plan will be required to ensure impacts remain below the significant level.

Alternative #3

This alternative is similar to Alternative 2 in the Sphere of Influence but adds additional density within existing City limits. Its basic features are:

Table 15-18
ALTERNATIVE #3 CHARACTERISTICS

City Limits	Proposed Sphere of Influence
590 acres of commercial use 105 acres of industrial use A population of 26,000	559 acres of commercial use 1021 acres of industrial use A population of 31,400

City & Sphere

1149 acres of commercial use
1126 acres of industrial use
A population of 57,400

o **Visual**

The degree of urbanization (industrial, commercial and residential lots less than two acres in size) would be highest under this alternative, increased to 78% overall, as compared to 52% for the Proposed Plan. Within the City limits, urbanization would be increased by 84%, from 70% under the Proposed Plan; within the Sphere, urbanization would increase from 57% (Proposed Plan) to 75%.

The degree of change in the visual character of the area under this alternative can be expected to be high; significant unmitigatable impact can be anticipated.

- **Geology / Landforms**

This alternative has slightly reduced acreages of the most geologically impacting land use designations, reducing industrial by 21%, commercial by 26% and medium and high residential areas by 27%. This would increase somewhat the extent to which these uses could be located within areas of lower geologic constraint. Examples of reduced areas are the same as those listed for Alternative #2, Table 15-15.

However, this alternative has the highest overall development intensity of the alternatives with an overall urbanization of the Plan area of 78%. This alternative can be expected to result in significant and unmitigatable impacts and would be more impacting than the Proposed Plan.

- **Land Use**

Jobs Housing Balance ~ Under this alternative as under the Proposed Plan, at buildout a positive jobs:housing balance would result. A jobs:housing ratio of 1.92:1 would be provided for in the entire Study Area. A positive ratio within target levels would result within City limits alone also.

Housing Mix ~ A goal of 20-24% multi-family units affordable to very low income residents would provide for the long-term projected needs of the lowest income households. This category was assumed to be met by the High Density Residential designation and 60% of Mixed Use units. It was assumed that a slight variation from this goal could be bridged by housing programs or other relatively dense housing designations. This alternative would provide for 14.7% of total dwelling units in this category for the full Plan area and 31.3% within City limits. Targets would not be met in the Sphere and as a result impacts would be significant and unmitigatable. (Impacts are expected to be less than significant under the Proposed Plan.)

Land Use Compatibility ~ Table 15-2 compares key areas of differing land use designations of the various alternatives. Significantly higher densities than under the Proposed Plan are shown in a number of locations under this alternative including the Bowman are, the Mt. Vernon area, the area east of the airport, north of Bell and Dewitt, the Rock Creek watershed, and the area below Areola Drive. Additional compatibility concerns could result in these areas. However, impacts would still be mitigatable.

Growth Inducing Impacts ~ Growth inducing impacts would be significant and unmitigatable under each of the alternatives for the same reasons discussed related to the Proposed Plan.

- **Hydrology**

As in the case of the other development-entailing alternatives, this alternative is similar to the Proposed Plan in its land use designations for the Dairy

Road and Old Town watersheds — short-term exposure of increasing numbers of people to existing flooding/safety hazards will occur (see discussion under the Existing Plan alternative). The following significant unmitigatable impacts will also occur from Alternative 3 for the reasons described in the analysis of the Proposed Plan and the Existing Plan:

- Flooding of drainage structure
- Flooding of floodplains
- Regional downstream flooding
- Water quality degradation (Rock Creek Reservoir)
- Groundwater quality degradation

Of these impacts, water quality degradation of the Rock Creek Reservoir is the most dependent on the spatial allocation of land uses. Alternative #3 is similar to most of the other growth-entailing alternatives in having significant, unmitigatable impacts upon Rock Creek Reservoir; the pattern of land uses in the upper Rock Creek Reservoir is very similar to that of the Proposed Plan.

The remaining hydrology impacts of Alternative #3 are the same as those of the Proposed Plan in being less than significant (effects of urbanization on groundwater recharge), or significant and mitigatable (impacts of bridge and culvert improvements, impacts on canals, impacts of detention facilities, and impacts of water quality protection facilities).

o **Biological Resources**

Alternative #3 designates the areas of notable oak woodland described in the Biologic Resources chapter (Figure 8-2) a variety of densities as shown in Table 15-19. Alternative #3 designations are generally more dense than those of the Proposed Plan, and like that Plan will result in significant, unmitigatable impacts to oak woodlands.

Table 15-19
LAND USE DENSITIES IN AREAS OF NOTABLE OAK WOODLANDS
ALTERNATIVE #3 vs PROPOSED PLAN
(dwelling units/acre)*

Area	Alternative #3 Density	Proposed Plan Density
A	3.0 du/ac	3 du/ac
B	0.05 du/ac + 4 du/ac (minority)	0.5 du/ac (majority) 3 du/ac (minority)
C	0.2 du/ac	Urban Reserve (0.2 du/ac)
D	PQP	Industrial/Public
E	1 du/ac + 0.5 du/ac	1 du/ac + 0.5 du/ac
F	2 du/ac + 4 du/ac	1 du/ac
G	1 du/ac + 0.5 du/ac	0.5 du/ac
H	4 du/ac + 1 du/ac + 0.5 du/ac + 0.33 du/ac	4 du/ac + 1 du/ac + 0.5 du/ac
I	4 du/ac	4 du/ac

* Those designations expressed as acreage minimums on the Land Use Map have been converted to dwelling units per acre for the purposes of this table.

Loss of riparian habitat due to this alternative is considered significant but mitigatable by policy/implementation measures and map adjustments as in the case of the Proposed Plan.

As in the case of the Proposed Plan, Alternative #3 will have significant unmitigatable impacts on general wildlife species due to the extent of urbanization proposed, as well as a significant, mitigatable impact to special natural communities.

- **Cultural Resources**

  Impacts are expected to be significant and unmitigatable under all alternatives except No Project/No Development. This conclusion relates mainly to the Sphere of Influence since City programs with slight revisions are expected to mitigate impacts within City limits.

- **Traffic**

  Alternative #3 contrasts with most other alternatives in having unacceptable levels of service on the various arterials evaluated, as well as on SR 49. The Travel Demand Forecasts contained in the Draft General Plan show levels of service of E and F on all of the arterials evaluated, except Nevada Street. LOS D persists on Luther Road, Auburn Folsom Road, and Indian Hill Road, even after proposed improvements are made (LOS D is acceptable under proposed standards but not under the LOS utilized in the past). Evaluation of intersections is not available for this alternative, but general congestion is depicted below in terms of trip generation and vehicle hours of delay. (No data are available for the Proposed Plan.)

Table 15-20
COMPARATIVE TRIP GENERATION AND VEHICLE HOURS OF DELAY

	Alternative #3	Proposed Plan	Existing Conditions
Trip Generation[a] (total daily trips)	657,506	657,474	102,440
Vehicle Hours of Delay (tot daily hrs)	23,320[b]	not avail.	1,346[c]

[a] From the air quality prediction model Urbemis3.
[b] From the "City of Auburn General Plan Alternative Analysis", by HBA.
[c] From the Draft Auburn/Bowman Community Plan, July 1992, p. 291.

This increase in trip generation congestion is over four times that projected for the Existing Plan; this increase and the lack of a comprehensive road improvement program, makes it clear that Alternative #3 would cause

significant and unmitigatable traffic impacts (including quality of life and road improvement impacts).

- **Air Quality**

  This alternative would result in a potential population increase of approximately 6000 people when compared to the Proposed Plan. Therefore, total vehicle trips and vehicle miles travelled will be greater under this alternative as well as vehicular emissions when compared to the Proposed Plan. In addition, the Proposed Plan designates a substantial amount of land in Medium and High Density designations which allows more travel/ridesharing possibilities to reduce vehicle use in the Plan area. Attainment of State and federal air quality standards will be more difficult to obtain under this alternative.

- **Noise**

  Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

  In addition, this project will also increase the potential number of future residences being exposed to transportation-related noise levels in excess of the City's existing 60 dB L_{dn} noise standard at the locations listed under Alternative #2.

- **Public Facilities**

  This alternative would increase the potential number of dwelling units throughout the Plan area and therefore would result in greater impacts than those expected with the Proposed Plan. Additional analysis would be needed to fully evaluate potential impacts to the Placer County Sewer Maintenance District from the City's proposed increased densities within this service area. Policies contained in the Plan would still be expected to mitigate future impacts to local school districts, Placer County Water Agency, solid waste disposal, wastewater disposal, police protection, and fire protection services.

  Public facilities that are currently impacted will continue to be impacted under this and all the development alternatives. Implementation of the policies contained in the Plan would be needed to reduce cumulative impacts to public facility providers.

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- **Land Use**

Jobs Housing Balance ~ Under this alternative as under the Proposed Plan at buildout a positive jobs:housing balance would result. A jobs:housing ratio of 2.13:1 would be provided for in the entire Study Area. A positive ratio within target levels would result within City limits alone also.

Housing Mix ~ A goal of 20-24% multi-family units affordable to very low income residents would provide for the long-term projected needs of the lowest income households. This category was assumed to be met by the High Density Residential designation and 60% of Mixed Use units. It was assumed that a slight variation from this goal could be bridged by housing programs or other relatively dense housing designations. This alternative would provide for 10.7% of total dwelling units in this category for the full Plan area and 26.9% within City limits. Targets would not be met in the Sphere and as a result impacts would be significant and unmitigatable. This impact is largely related to the elimination of two Mixed Use Areas under this alternative. The Mixed Use Areas are a major component of the City's multi-family provision. (Impacts are expected to be less than significant under the Proposed Plan.)

Land Use Compatibility ~ Table 15-2 compares key areas of differing land use designations of the various alternatives. This alternative includes densities in a number of areas (east of Rock Creek Reservoir, the Mt. Vernon Area, north of Sylvan Vista, the Rock Creek Watershed, the Indian Hill Mixed Use Area, the Auburn Folsom Road Mixed Use Area, the Collins Avenue area, the Fiddler Green Canal area, and the Marguerite Mine Road area). Addition of the clustering overlay is called for in other areas (see Table 15-2). As a result, fewer compatibility concerns would result under this alternative although impacts are expected to be mitigatable under the Proposed Plan.

Growth Inducing Impacts ~ Growth inducing impacts would be significant and unmitigatable under each of the alternatives for the same reasons discussed related to the Proposed Plan.

- **Visual**

The degree of urbanization (commercial, industrial, and residential lots under two acres in size) would be reduced throughout the Plan area with this alternative. Within the city limits, urbanization at buildout would be 66%, as compared to 70% under the Proposed Plan. Urbanization of the Sphere would drop from 57% (Proposed Plan) to 37%. Overall, this alternative would result in a level of combined Plan area urbanization of 45%, as opposed to 52% under the Proposed Plan. See examples of Reduced impact areas under the Geology discussion for this alternative.

The degree of change in the visual character of the Plan area can be expected to be moderate. Significant impacts may still result, but it is likely that some may be mitigatable, such as the changes made to the Maidu Drive Mixed Use Area, the Ophir Road area, and the Rock Creek Watershed/Bell Road area. Overall change will continue to be unmitigatable.

- **Geology / Landforms**

This alternative combines a decrease in geologically impacting land uses with a reduced intensity of development throughout the Plan area. Specifically, this alternative would:

- Reduce industrial uses by 30%
- Reduce commercial uses by 3%
- Reduce high density residential by 5%
- Reduces overall Plan intensity of development to 45%, from 52% under the Proposed Plan
- Reduces intensity within the Sphere to 37%, from 57% under the Proposed Plan

Examples of reductions include:

Table 15-21
EXAMPLES OF ALTERNATIVE #4 AND PROPOSED PLAN
LOWER LAND USE DESIGNATION DENSITIES

Example Area	Altern #4	Proposed Plan
Indian Hill Rd	2 du/ac + Clustered, No Com	MU + 10 du/ac
Auburn Folsom at Maidu	OS + Comm at base of Hill only + 2 du/ac	MU
Collins Avenue	2 du/ac	10 du/ac
West of Nevada St	MU	Industrial
East of Rock Creek	OS	Ind + 2 ac
Remainder of Rock Creek Wtrshd	AG; 5 ac lots below Bell, OS above Bell	OSP, 2 ac lots, 4 du/ac
Ophir Road	Ind-CD-OSP text specifies buffering	Industrial
Mt. Vernon and North of sylvan Vista and Fiddler Green area	2 ac lots + CD-OSP	1 ac lots

Taken together, the land use changes proposed under this alternative would continue to result in significant impacts; however, it is likely that some or all of these impacts would be mitigatable.

- **Hydrology**

  Alternative #4 is the only development-entailing alternative which avoids significant and unmitigatable degradation of water quality in Rock Creek Reservoir.

  The remaining hydrology impacts of Alterative #4 are the same as those of the Proposed Plan in being less than significant (effects of urbanization on groundwater recharge), significant and mitigatable (impacts of bridge and culvert improvements, impacts on canals, impacts of detention facilities, and impacts of water quality protection facilities), and significant and unmitigatable (flooding of drainage structures, flooding in floodplains, regional downstream flooding, and groundwater quality degradation).

- **Biological Resources**

  The Mitigated Design alternative designates the areas of notable oak woodland described in the Biologic Resources chapter (Figure 8-2) a variety of densities as shown in Table 15-22. The designations of Alternative #4 are consistently less dense than those of the Proposed Plan, typically utilizing two acre lots in the peripheral wooded areas and some smaller lots in more central areas.

Table 15-22
LAND USE DENSITIES IN AREAS OF NOTABLE OAK WOODLANDS
ALTERNATIVE #4 vs PROPOSED PLAN
(dwelling units/acre)*

Area	Alternative #4 Density	Proposed Plan Density
A	1 du/ac	3 du/ac
B	0.5 du/ac (majority), 3 du/ac (minority)	0.5 du/ac (majority) + 3 du/ac (minority)
C	0.2 du/ac	Urban Reserve (0.2 du/ac)
D	Industrial/Public - CD/OS	Industrial/Public
E	0.5 du/ac	1 du/ac + 0.5 du/ac
F	1 du/ac (majority), 0.5 du/ac (minority)	1 du/ac
G	0.5 du/ac (majority)	0.5 du/ac
H	0.5 du/ac (majority), 1 du/ac (minority)	4 du/ac + 1 du/ac + 0.5 du/ac
I	2 du/ac	4 du/ac

* Those designations expressed as acreage minimums on the Land Use Map have been converted to dwelling units per acre for the purposes of this table.

This approach creates densities in wooded areas that will make clustering out of the woodlands more feasible; consequently, with the policy refinements discussed as mitigation measures for the Proposed Plan, significant oak woodland impacts are mitigatable under the alternative.

Loss of riparian habitat is less likely to be significant under this alternative than under the Proposed Plan because of the easing of peripheral densities described above, and because of the inclusion of riparian areas on the Land Use Map.

As in the case of the other development-entailing alternatives, impacts to general wildlife would be significant unmitigatable, and impacts to special natural communities would be significant and mitigatable.

- **Cultural Resources**

  Impacts are expected to be significant and unmitigatable under all alternatives except No Project/No Development. This conclusion relates mainly to the Sphere of Influence since City programs with slight revisions are expected to mitigate impacts within City limits.

- **Traffic**

  Specific traffic modelling of effects on street segments is not available for this alternative, but overall trip generation is shown in the table below.

Table 15-23
COMPARATIVE TRIP GENERATION
(total daily trips)

Alternative #4	Proposed Plan	Existing Conditions
609,221	657,474	102,440

SOURCE: From the air quality prediction model, Urbemis 3

Generalized level of service on arterials, other than Bell Road, are expected to be acceptable, but significant, unmitigatable impacts are possible on SR 49 and are likely at some Plan area intersections. As in the case of the other development-entailing alternatives, the effects on quality of life and the impacts of road improvements will also be significant and unmitigatable.

- **Air Quality**

  This alternative would decrease the number of potential housing units in the Plan area by approximately 1000 units. Therefore, daily vehicle trips and miles travelled would decrease in the Plan area when compared to the Proposed Plan. Automobile-related emissions would be substantially less under this alternative. However, due to existing conditions within the Plan area and requirement of the CCAA, implementation of any of the development alternatives will result in significant and unmitigatable impacts.

- **Noise**

  Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not

adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

Plan area traffic noise levels resulting from this alternative would be slightly less than those estimated for the Proposed Plan. This is due primarily to the reduced daily traffic that would result from this alternative when compared to the Proposed Plan. The mitigated design alternative also reduces housing densities in areas impacted by noise from Bell Road and the Southern Pacific Railroad.

- **Public Facilities**

  A slight decrease in demand for public services would be expected from this alternative when compared to the Proposed Plan. This is due primarily to the lower densities recommended and the subsequent reduction in overall population. Public facilities that are currently impacted will continue to be impacted under this and all the development alternatives. Implementation of policies contained in the Plan would be needed to reduce cumulative impacts to public facility providers.

Alternative #5 No Additions to Sphere of Influence

This alternative assumes no additions to the City's Sphere of Influence; proposed County land use designations would guide these areas. The overall population holding capacity of these additional areas would total approximately 916 persons under the City Plan vs the County Plan. Key difference between the City and County Plans for these areas are shown on Table 15-1, but include the area north of Sylvan Vista (more dense under the City plan) and the Bowman area (more dense under the County Plan).

The basic features of this alternative are:

Table 15-24
ALTERNATIVE #5 - NO ADDITIONS TO SPHERE OF INFLUENCE CHARACTERISTICS

City Limits	Existing Sphere of Influence
529 acres of commercial use 570 acres of industrial use A population of 19,096	689 acres of commercial use 332 acres of industrial use A population of 18,262
Sphere Additions (Cnty designations used)	**City & Sphere**
70 acres of commercial use 191 acres of industrial use A population of 3421	1288 acres of commercial use 993 acres of industrial use A population of 40,779

- **Land Use**

  Jobs Housing Balance ~ Under this alternative as under the Proposed Plan, at buildout a positive jobs:housing balance would result. A jobs:housing ratio of 2.78:1 would be provided for in the entire Study Area. A positive ratio within target levels would result within City limits alone also.

  Housing Mix ~ A goal of 20-24% multi-family units affordable to very low income residents would provide for the long-term projected needs of the lowest income households. This category was assumed to be met by the High Density Residential designation and 60% of Mixed Use units. It was assumed that a slight variation from this goal could be bridged by housing programs or other relatively dense housing designations. This alternative would provide for 24.4% of total dwelling units in this category for the full Plan area and 34% within City limits. Targets would be met and as a result impacts would be less than significant. (Impacts are expected to be less than significant under the Proposed Plan.)

  Land Use Compatibility ~ Table 15-2 compares key areas of differing land use designations of the various alternatives. Proposed County designations in the proposed Sphere additions would result in greater compatibility concerns in the Bowman area where Mixed Uses are proposed compared to the City's agricultural designation. In other areas, compatibility concerns are greater under City land use designations (north of Sylvan Vista, east of Rock Creek Reservoir, the Mt. Vernon area). Locations 1-7 on Table 15-2 are areas within the proposed Sphere of Influence additions; City and County designations are compared. Impacts are mitigatable under this alternative as well as under the Proposed Plan.

  Growth Inducing Impacts ~ Growth inducing impacts would be significant and unmitigatable under each of the alternatives for the same reasons discussed related to the Proposed Plan.

- **Visual**

  The degree of overall urbanization (industrial, commercial, and residential lots under two acres in size) would be somewhat reduced under this alternative, specifically due to the use of proposed County designations within the Sphere additions (46% urbanized vs 52% under the Proposed Plan). The County designations yield a level of urbanization for the Sphere of 7%, as compared to a 28% level for these areas under the Proposed Plan, primarily due to a 423 acre increase in five acre lot designation.

  Change in visual character for the entire Plan area would continue to be moderate to high, and significant, unmitigatable impacts would still result.

- **Geology / Landforms**

  The geologic impacts for this alternative would be lower for this alternative than for the Proposed Plan, specifically due to the use of proposed County designations within areas of proposed Sphere additions instead of the designations under the Proposed Plan.

Intensity of development for these ares would be 75% less under this alternative than under the Proposed Plan. This alternative increases commercial and high density residential uses nominally (3% and 1% respectively). However, industrial land is reduced by 22% as compared to the Proposed Plan.

- **Hydrology**

The acreages of the highest intensity uses in the proposed new Sphere of Influence area are listed below for this alternative and for the Proposed Plan:

Table 15-25
HIGH INTENSITY LAND USES COMPARED

Use	Alternative #5	Proposed Plan
High Density Residential	15	–
Commercial	70	28
Industrial	191	478
TOTAL	276	506

As shown in the table above, the Proposed Plan nearly doubles the amount of high intensity land uses in the sphere of Influence area. (Industrial use is more than double, commercial is less than one-half.)

In terms of water quality, the use of most concern is industrial – the Proposed Plan more than doubles this use in the new Sphere of Influence area (most of this acreage is in the Northeast corner of Bell Road and New Airport Road). This difference is particularly important, because much of the new Sphere of Influence area is comprised of the sensitive, upper Rock Creek watershed.

In spite of these differences, industrial use and residential growth are still part of Alternative #5 and impacts on Rock Creek Reservoir water quality will be significant and unmitigatable. Other hydrology impacts this alternative shares with the Proposed Plan are categorized below:

Significant Unmitigatable

- Flooding of drainage structures
- Flooding risk in floodplains
- Regional downstream flooding, and
- Impacts on groundwater quality

Significant Mitigatable

- Impacts of bridge and culvert improvements
- Impacts on canals
- Impacts of detention facilities
- Impacts of water quality protection features

- **Biological Resources**

Since this alternative is the same as the Proposed Plan in the existing Sphere of Influence, impacts are fundamentally the same, namely:

Significant Unmitigatable	– Loss of oak woodland – Impacts on general wildlife species
Significant Mitigatable	– Loss of riparian habitat – Impacts to special natural communities

The primary variation presented by this alternative is its generally lower density residential use between I-80 and the American River canyon where a number of oak woodlands exist. Significant unmitigatable loss of oak woodland may still occur, however, because densities of up to 5 du/ac are still allowed in some wooded areas.

- **Cultural Resources**

Impacts are expected to be significant and unmitigatable under all alternatives except No Project/No Development. This conclusion relates mainly to the Sphere of Influence since City programs with slight revisions are expected to mitigate impacts within City limits.

- **Traffic**

While there are some lower densities of residential use in the new Sphere of Influence area under this alternative, the extent of high traffic generating commercial land use is more than double that of commercial use under the Proposed Plan. Traffic impacts of Alternative #5 will consequently be noticeably higher than those of the Proposed Plan in the proposed Sphere addition. Overall, however, the basic impacts will be substantially the same, as indicated by similar levels of trip generation (610,616 daily trips for Alternative #5 compared to 657,474 daily trips for the Proposed Plan). Those impacts are:

Significant Unmitigatable	– Increased traffic congestion – Impacts of proposed improvements – Effects of increased traffic on quality of life

- **Air Quality**

This alternative would decrease the number of potential housing units in the Plan area by approximately 4500 units. Therefore, daily vehicle trips and vehicle miles travelled would be substantially less under this alternative when compared to the Proposed Plan. Automobile emissions would be substantially less as well as emissions from residential fireplaces under this alternative. However, due to the requirements of CCAA and existing conditions in the Plan area, significant and unmitigatable impacts to air quality are expected from this alternative and all the development alternatives.

- **Noise**

  Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

  It should be noted that under this alternative, impacts will be similar to those expected with the Proposed Plan. The County's land use designations in the areas to be added to the City's Sphere will not result in impacts not anticipated with the Proposed Plan.

- **Public Facilities**

  A slight decrease in demand for public services would be expected from this alternative when compared to the Proposed Plan. This is due primarily to the slightly lower densities proposed by the County in the Sphere add on areas and the lower population that would occur under this alternative. However, public facilities that are currently impacted will continue to be impacted under this and all the development alternatives. Implementation of policies contained in the Plan would be needed to reduce cumulative impacts to public facility providers.

Alternative #6 County Land Designations in Existing and Proposed Sphere of Influence

This alternative assumes no annexations to the City and thus use of County land use designations throughout the entire existing and proposed Sphere of Influence. The basic features of this alternative are:

Table 15-26
ALTERNATIVE #6 - COUNTY LAND USE DESIGNATIONS IN PROPOSED SPHERE OF INFLUENCE CHARACTERISTICS

City Limits	Proposed Sphere of Influence (Proposed Cnty designations)
529 acres of commercial use 470 acres of industrial use A population of 19,096	975 acres of commercial use 602 acres of industrial use A population of 32,114

City & Sphere

1504 acres of commercial use
1072 acres of industrial use
A population of 51,210

Figure 15-9 compare the City Plan to the county Plan in the Sphere of Influence.

- **Land Use**

  Jobs Housing Balance ~ Under this alternative as under the Proposed Plan, at buildout a positive jobs:housing balance would result. A jobs:housing ratio of 2.5:1 would be provided for in the entire Study Area. A positive ratio within target levels would result within City limits alone also.

  Housing Mix ~ A goal of 20-24% multi-family units affordable to very low income residents would provide for the long-term projected needs of the lowest income households. This category was assumed to be met by the High Density Residential designation and 60% of Mixed Use units. It was assumed that a slight variation from this goal could be bridged by housing programs or other relatively dense housing designations. This alternative would provide for 24.7% of total dwelling units in this category for the full Plan area and 34% within City limits. Targets would be met and as a result impacts would be less than significant. (Impacts are expected to be less than significant under the Proposed Plan.)

  Land Use Compatibility ~ Table 15-2 compares key areas of differing land use designations of the various alternatives. Though certain areas within the full proposed Sphere are under higher densities in the proposed County Plan no unmitigatable impacts would result. The Bowman Mixed Use Area, the north of Bell and Dewitt area, and the south of Sylvan Vista area are of most concern. However, impacts are expected to be mitigatable. Other areas are proposed for greater densities under the City's Plan including the Indian Hill area, the Mt. Vernon area, the Edgewood area, east of Rock Creek Reservoir, the east Dry Creek area, and east of the airport. Greater compatibility concerns could result in these areas. However, impacts are expected to be mitigatable.

  The County also proposes a greater degree of commercial development west of the airport where the City proposes largely Industrial designations. The Commercial designations have a greater potential for airport land use compatibility conflicts. However, impacts are expected to be mitigatable via Airport CLUP implementation.

  Growth Inducing Impacts ~ Growth inducing impacts would be significant and unmitigatable under each of the alternatives for the same reasons discussed related to the Proposed Plan.

- **Visual**

  The overall degree of urbanization (industrial, commercial and residential lots under two acres in size) would be nominally higher for this alternative (54% as compared to 52% for the Proposed Plan). (Figure 15-9 compares the major differences in the County Plan and the City Plan in the Sphere of Influence.)

Within the sub areas, urbanization within the City limits is identical, and within the Sphere this alternative and Proposed Plan are very close (47% urbanization vs 45% urbanization for the Proposed Plan). The primary difference lies within certain areas of the Sphere, where County designations would produce a more rural character within areas that are currently undeveloped or very rural, although at the expense of higher levels of urbanization in more developed areas which result in a total potential dwelling unit count higher in the County plan. Examples of lower urbanization in less developed areas are:

- The Mt. Vernon area where County designations of 2.3-4.6 acre minimums are lower than the one acre designations under the Proposed Plan.

- The Dry Creek area, where County Open Space designations would be less visually impacting than the two acre lots under the Proposed Plan.

- North of Sylvan Vista, where the County 2.3-4.6 acre + 4.6-10 acre lots would be less visually impacting than the one acre designations under the Proposed Plan.

- Ophir Road area, where the County 2.3-4.6 acre lots would be less visually impacting than the industrial designation of the preferred Plan.

It should be noted that the County Plan calls for a greater amount of Commercial designations west of the airport where the City Plan calls for an Industrial designation. The visual impacts of these two differing land uses will depend on the degree of design control exercised since both are intensive land uses.

Nonetheless, the overall degree of visual change in the areas expected under this alternative is expected to be moderate to high; significant and unmitigatable visual impacts can be expected to result.

o **Geology/ Landforms**

This alternative has geologic impacts that are similar to the Proposed Plan overall, bur differ within areas of the Sphere. Using proposed County designations for the entire Sphere, the alternative reduces geologically impacting designations such as industrial (by 16%), while increasing both commercial and combined medium and high density residential totals (21% and 1% more than the Proposed Plan).

Geologic impacts would be reduced in areas such as the Mt. Vernon corridor, and the New Airport Road/Bell Road area where less urbanized land uses would be used in areas having little current urbanized development.

However, certain geologic impacts would continue to be significant and unmitigatable, although potentially less impacting than the preferred Plan.

- **Hydrology**

The Auburn/Bowman Community Plan EIR addresses an area that includes the proposed Sphere of Influence (SOI). The area outside of the proposed SOI is rural density residential and agriculture and is not slated to change substantially in the Community Plan. The Community Plan EIR finding thus represents the conditions that will occur under Alternative #6. The proposed County designations in the peripheral SOI tend toward a lesser density in some areas than those of the proposed City Plan because 2.3 acre parcels prevail rather than the one acre parcels of the City's Plan. These peripheral lower densities, however, do not change projected hydrologic conditions. The noticeable hydrology impacts shared by the Auburn/Bowman Community Plan alternative, and by the Proposed Plan are categorized below:

Significant Unmitigatable	– Flooding of drainage structure – Flooding risk in floodplains – Regional downstream flooding, and – Impacts on groundwater quality – Impacts on surface water quality (Rock Creek Reservoir)
Significant Mitigatable	– Impacts of bridge and culvert improvements – Impacts on canals – Impacts of detention facilities – Impacts of water quality protection features

- **Biological Resources**

While the proposed County designations for the Sphere of Influence tend to be somewhat less dense in some peripheral locations than those of the Proposed Plan, the same issues regarding oak woodland loss are present and there remains the possibility of large woodland acreage losses and unmitigatable biological resource impacts (see Table 15-27) biological resources impacts are listed below.

Significant Unmitigatable	– Loss of oak woodland – Impacts to general wildlife species
Significant Mitigatable	– Loss of wetlands – Impacts to special natural communities

Table 15-27
LAND USE DENSITIES IN AREAS OF NOTABLE OAK WOODLANDS
ALTERNATIVE #6 vs PROPOSED PLAN
(dwelling units/acre)*

Area	Alternative #6 Density	Proposed Plan Density
A	3 du/ac	3 du/ac
B	0.5 du/ac (majority), 3 du/ac (minority)	0.5 du/ac (majority) + 3 du/ac (minority)
C	Planning Reserve (2-4 du/ac)	Urban Reserve
D	Outside of Plan area	Industrial/Public
E	0.4 du/ac	1 du/ac + 0.5 du/ac
F	1 du/ac	1 du/ac
G	0.4 du/ac (majority)	0.5 du/ac
H	1-5 du/ac + 0.4 du/ac + 0.2 du/ac	4 du/ac + 1 du/ac + 0.5 du/ac
I	5 du/ac	4 du/ac

* Those designations expressed as acreage minimums on the Land Use Map have been converted to dwelling units per acre for the purposes of this table.

- **Cultural Resources**

  Impacts are expected to be significant and unmitigatable under all alternatives except No Project/No Development. This conclusion relates mainly to the Sphere of Influence since City programs with slight revisions are expected to mitigate impacts within City limits.

- **Traffic**

  The overall trip generation estimated via air quality analysis for this alternative is the highest of any of the alternatives evaluated, including the Proposed Plan (728,148 daily trips compared to 657,474 daily trips). More detailed traffic analysis is not available specifically for this alternative. However, the circulation study for the Auburn/Bowman Community Plan is relevant to this alternative; while it evaluates a larger area than the proposed Sphere of Influence, but most of the anticipated traffic generating development lies within the Sphere. The study predicts unacceptable levels of service on SR 49 within the Sphere of Influence (8 of 26 sampled intersections below LOS C, 4 below LOS D), and at intersections within the City of Auburn (13 of 18 sampled intersections below LOS C, 10 below LOS D) even with a County-proposed set of improvements in the SOI. A further complication raised by this alternative is that,without annexations, revenues to the city may not keep pace with the rising demands upon its street system. The significance of this potential impact is underscored by the relatively large percentage of sampled City intersections which are impacted (72% for the City vs 30% for the County) as well as the fact that these impacted intersections within the City are not confined to SR 49 as is the case in the Sphere of Influence. The downtown street system impacts would not occur with revenue-producing annexations and/or a joint City/County mitigation fee program. However, since annexations and joint fee programs cannot be assured in the context of this EIR, the downtown street system impacts of this alternative are

considered unmitigatable. This and other unmitigatable impacts are listed below:

Significant Unmitigatable

- Increased traffic congestion (Sphere of Influence and downtown)
- Impacts of proposed improvements
- Effects of increased traffic on quality of life

- **Air Quality**

This alternative would result in air quality impacts similar to those expected with the Proposed Plan. Attainment of State and federal air quality standards would be made more difficult from this alternative as well as from all the development alternatives. Impacts to air quality would be considered significant and unmitigatable for all the development alternatives.

- **Noise**

Noise impacts will be significant and unmitigatable under the Proposed Plan and each of the alternatives due to impacts to existing residences. However, it should be noted that the mitigation measures recommended to reduce impacts to future residences go beyond the noise attenuation programs adopted by most cities. The alternative to the use of these measures would be the elimination of single-family residential land use designations within the extensive highway and railroad noise 60 dB L_{dn} noise contours. This does not appear feasible. As a result, if the recommended measures are not adopted, impacts to future residents will also be significant and unmitigatable under all of the alternatives.

- **Public Facilities**

Impacts to public facility providers from this alternative would be similar to those expected from the proposed project due to the similarity of land use designations from the County's Proposed Plan and the City's Proposed Plan within the Sphere of Influence. Public facilities that are currently impacted would continue to be impacted under this alternative and all the development alternatives. Implementation of policies contained in the Plan would be needed to reduce cumulative impacts to public facility providers.

Table 15-29
ALTERNATIVES SUMMARY COMPARISON CHART

Impact Category	No Proj No Development	No Proj Existing Plan	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5	Alternative 6	Proposed Project
Land Use									
1. Degree of urbanization		Not rated as an impact.							
2. Jobs/housing balance	✓	—	—	—	—	—	—	—	—
3. Cumulative jobs/housing bal		Not reported here . . .							
4. Housing Mix	—	—	✓	✓	✓	✓	—	—	—
5. Cumulative Housing Mix		Not reported here . . .							
6. Mineral Resources	—	—	—	—	—	—	—	—	—
7. Agricultural Land	—	—	—	—	—	—	—	—	—
8. Cumulative Agricultural loss		Not reported here . . .							
9. Timber Resources	—	—	—	—	—	—	—	—	—
Mixed Use Areas (MUs)									
10. Auburn Folsom at Maidu MU	—	—	—	—	—	—	✓	✓	✓
Ref: Final EIR, p.92 11. Luther Rd/Hwy 49 MU	—	—	—	—	—	—	—	—	+✓
12. E.V. Cain MU	—	✓	✓	✓	✓	✓	✓	n/a	✓
13. Fairgrounds MU	—	—	—	—	—	—	—	n/a	—
14. Dewitt Center MU	—	✓	✓	✓	✓	✓	✓	✓	✓
15. Indian Hill MU	—	—	✓	✓	✓	—	✓	n/a	✓
16. Russell Ave MU	—	✓	✓	✓	✓	✓	✓	n/a	✓
17. Auburn Airport	—	—	—	—	—	—	—	—	—
18. Other Incompati Concerns	—	✓	✓	✓	✓	✓	✓	✓	✓
19. Growth Inducing Impacts	—	✓	✓	✓	✓	✓	✓	✓	✓

Symbols

– No impacts or less than significant; ✓ Significant, mitigatable; ✓ Significant, unmitigatable; Cumulative not reported.

Impact Category	No Proj No Dev-ment	No Proj Existing Plan	Alternative 1	2	3	4	5	6	Proposed Project
Visual Resources									
1. Overall change in visual character	—	✓	✓	✓	✓	✓	✓	✓	✓
2. Existing agricultural lands and open spaces	—	—	—	—	—	—	—	—	—
3. American River Canyon	—	—	—	—	—	—	—	—	—
4. Landforms	See Geology section. . .								
5. Streams and riparian areas	See Biotic Resources section . . .								
6. Scenic Corridors									
City Limits	—	✓	✓	✓	✓	✓	✓	✓	✓
Sphere	—	✓	✓	✓	✓	✓	✓	✓*	✓
7. Viewsheds of heavily travelled roads	See Geology / Landforms section . . .								
8. Viewshed of Russell offramp	—	—	✓	✓	✓	✓	✓	—	✓
9. Cultural/historic resources	See Cultural Resources section . . .								
10. Cumulative City plus County buildout	Not reported here . . .								
Geology / Landforms									
1. Landform disturbance	—	✓	✓	✓	✓	✓	✓	✓	✓
2. Erosion Control	—	✓	✓	✓	✓	✓	✓	✓	✓
3. Seismic Hazards	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Landsliding potential/ Other Geologic Hazards	✓	✓	✓	✓	✓	✓	✓	✓	✓
5. Cumulative Impacts City and County	Not reported here . . .								

* Relates to scenic corridors specified in Visual Section of this EIR.

Symbols

– No impacts or less than significant; ✓ Significant, mitigatable; ✓ Significant, unmitigatable; Cumulative not reported.

Impact Category	No Proj No Dev-ment	No Proj Existing Plan	Alternative 1	2	3	4	5	6	Proposed Project
Hydrology									
1. Increases in stormflows and flooding	—	✓	✓	✓	✓	✓	✓	✓	✓
2. Impacts of proposed bridge and culvert improvements	—	✓	✓	✓	✓	✓	✓	✓	✓
3. Increases in stormwater runoff and flooding in floodplains	—	✓	✓	✓	✓	✓	✓	✓	✓
4. Increases in stormwater runoff and flooding on canals	—	✓	✓	✓	✓	✓	✓	✓	✓
5. Impacts of regional down-stream flooding	—	✓	✓	✓	✓	✓	✓	✓	✓
6. Impacts of detention facilities	—	✓	✓	✓	✓	✓	✓	✓	✓
7. Degradation of surface waters	—	✓	✓	✓	✓	✓	✓	✓	✓
8. Impacts of recommended water quality protection facil.	—	✓	✓	✓	✓	✓	✓	✓	✓
9. Impacts on groundwater	—	✓	✓	✓	✓	✓	✓	✓	✓
10. Effects of urbanization on groundwater recharge	—	—	—	—	—	—	—	—	—
Biotic Resources									
1. Loss of oak woodlands	—	✓	✓	✓	✓	✓	✓	✓	✓
2. Impacts on riparian habitat	—	✓	✓	✓	✓	✓	✓	✓	✓
3. Impacts to special plant species & natural communities	—	✓	✓	✓	✓	✓	✓	✓	✓
4. Impacts to special animal species	—	—	—	—	—	—	—	—	—
5. Impacts to general wildlife species	—	✓	✓	✓	✓	✓	✓	✓	✓

Symbols

– No impacts or less than significant; ✓ Significant, mitigatable; ✓ Significant, unmitigatable; Cumulative not reported.

Impact Category	No Proj No Dev-ment	No Proj Existing Plan	Alternative 1	2	3	4	5	6	Proposed Project
Cultural Resources									
1. Historic & Prehistoric resour	—	✓	✓	✓	✓	✓	✓	✓	✓
Traffic									
1. Increased congestion on the street system	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Impacts of proposed improvements	—	✓	✓	✓	✓	✓	✓	✓	✓
3. Effects of increased traffic on qualify of life	—	✓	✓	✓	✓	✓	✓	✓	✓
Air Quality									
1. Construction generated pollutants	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Effects of ✓otor vehicle emissions due to buildout of the Plan area	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Impacts of stationary sources of emission with buildout of Plan area	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Cumulative impacts City plus County buildout	Not reported here . . .								
Noise									
1. Increased traffic noise due to buildout of proposed plan	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Railroad noise	✓	✓	✓	✓	✓	✓	✓	✓	✓

Symbols

– No impacts or less than significant; ✓ Significant, mitigatable; ✓ Significant, unmitigatable; Cumulative not reported.

Impact Category	No Proj No Dev-ment	No Proj Existing Plan	Alternative 1	2	3	4	5	6	Proposed Project
Noise (continued)									
3. Noise from non-transportation sources:									
a. CDF Heipad	Not reported here . . .								
b. Auburn Truss & Lumber	—	—	—	—	—	—	—	—	—
c. Chevreaux Concrete	—	—	—	—	—	—	—	—	—
d. Public Address Sys	—	—	—	—	—	—	—	—	—
e. Airport Industrial area	—	—	—	—	—	—	—	—	—
f. Auburn Container co	—	—	—	—	—	—	—	—	—
g. Auburn Placer Dispos.	—	—	—	—	—	—	—	—	—
4. Airport noise - Existing receptors	—	✓	✓	✓	✓	✓	✓	✓	✓
- Future receptors	—	✓	✓	✓	✓	✓	✓	✓	✓
5. Cumulative Impacts	Not reported here . . .								
Public Facilities									
Schools									
Increased need for school facilities									
1. Auburn Union School Dist 1a. New schools needed	—	—	—	—	—	—	—	—	—
1b. So. area school needed	—	—	—	—	—	—	—	—	—
1c. Airport setback reqd	—	—	—	—	—	—	—	—	—
1d. Facility financing	✓	✓	✓	✓	✓	✓	✓	✓	✓

Symbols
– No impacts or less than significant; ✓ Significant, mitigatable; ✓ Significant, unmitigatable; Cumulative not reported.

Impact Category	No Proj No Development	No Proj Existing Plan	Alternative 1	2	3	4	5	6	Proposed Project
Public Facilities - Schools (continued)									
2. Ackerman School Dist									
2a. New school / site funding needed	—	—	—	—	—	—	—	—	—
2b. Proximity to airport	—	—	—	—	—	—	—	—	—
3. Placer Union HS Dist									
3a. 2 new schools needed	—	—	—	—	—	—	—	—	—
3b. Facility funding	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Sierra College (potentially)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Parks and Recreation									
1. Increased demand on public parks	—	—	—	—	—	—	—	—	—
2. Cumulative impacts	Not reported here . . .								
Telephone									
1. Buildout of Plan area	—	—	—	—	—	—	—	—	—
2. Installation of new lines	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas and Electric									
1. Buildout power demand	—	—	—	—	—	—	—	—	—
2. Impacts from installation of new distribution	✓	✓	✓	✓	✓	✓	✓	✓	✓
& transmission lines	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Health risk from electro-magnetic radiation(EMF)	Unresolved . . .								
4. Cumulative impacts City plus County buildout	Not reported here . . .								

Symbols
– No impacts or less than significant; ✓ Significant, mitigatable; ✓ Significant, unmitigatable; Cumulative not reported.

Impact Category	No Proj No Dev-ment	No Proj Existing Plan	Alternative 1	2	3	4	5	6	Proposed Project
Public Facilities (continued)									
Solid Waste									
1. Increased and cumulative demand on the Western regional landfill	—	—	—	—	—	—	—	—	—
2. Increased demand on the Auburn Transfer Station	—	—	—	—	—	—	—	—	—
3. Cumulative Impacts City plus County Plan	—	—	—	—	—	—	—	—	—
Wastewater									
1. Increased demand on the Auburn wastewater treatment plant	—	—	—	—	—	—	—	—	—
2. Impacts due to expansion of the City's treatment plant	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Impacts related to collection line adequacy									
- Adequacy	—	—	—	—	—	—	—	—	—
- Installation (potent)	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Health/water quality impacts in areas not suitable for septic systems	—	—	—	—	—	—	—	—	—
5. Cumulative City plus County	—	—	—	—	—	—	—	—	—
6. Impacts to SMD	✓	✓	✓	✓	✓	✓	✓	✓	✓
Police Protection									
1. Increased demand for									
1a. City police services	—	—	—	—	—	—	—	—	—
1b. Pro. Sphr of Influence	—	—	—	—	—	—	—	—	—
2. Cumulative police protection demand	Not reported here . . .								

Symbols

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Impact Category	No Proj No Dev-ment	No Proj Existing Plan	Alternative 1	2	3	4	5	6	Proposed Project
Public Facilities (continued)									
Water Supply									
1. Increased demand on water consumption, surface water supplies	—	—	—	—	—	—	—	—	—
2. Impacts related to new water system facilities (Instal–potentially)	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Cumulative water supply	Not reported here . . .								
Fire Protection									
1. Increased demand on fire protection services	—	—	—	—	—	—	—	—	—
2. Wildland fire hazard	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Cumulative impacts	Not reported here . . .								
Totals	12	25	26	26	26	23	25	25	25

Symbols

– No impacts or less than significant; ✓ Significant, mitigatable; ✓ Significant, unmitigatable; Cumulative not reported.